



**Arlington Historic District Commissions
Final and Approved Minutes – January 27, 2022**

(Approved 2/24/22)

Commissioners Present: D. Baldwin, C. Barry, M. Bush, P. Chaves, B. Melofchik, S. Savarese, J. Worden

Commissioners Not Present: A. Frank Johnson, S. Makowka, C. Tee

Guests: B. Labau, D. Kinsella, G. Cruz, Mr. Cruz

- 1. AHDC Meeting Opens 8:00pm**
Meeting opened at 810pm with B. Cohen presiding as Chair of the Meeting
- 2. Approval of draft minutes from December 16, 2021 and Executive Session Draft Minutes from November 18, 2021. M. Bush moved to table minutes until February meeting. Seconded C. Bush. Roll Call to Table – M. Bush – y, C. Baldwin – y, J. Worden – y, B. Melofchik – y, D. Baldwin – y, S. Savarese – y. P. Chaves – y. Unanimous approval to table**
- 3. Appointment of Alternate Commissioners – None needed**
- 4. Communications**
 - a. Nominations for new Commissioners scheduled for on Monday, January 24, 2022
 - b. Resignation of Commissioner Marshall Audin
 - c. Letter of interest in being a commissioner received – Brian LaBau
 - d. Email and introductory meeting with Steven Prochet, new Librarian for Local History
 - e. First CONA application and certificate for fiberglass gutters – M. Bush requested discussion at next meeting for further clarification
 - f. B. Cohen walked past 108 Pleasant Street and windows are in place that were not approved. M. Bush followed up and sent email with response from architect of record and he suggests that he thinks that the owner is unlikely to be compliant. M. Bush will check in with the building dept. to be sure D. Heim is on top of this problem.
 - g. CONA from 45 Westmoreland Ave. (Rodgers) for window replacement – retaining stain glass window and already has insert windows. M. Bush feels there shouldn't be any big deal to issue a CONA
 - h. J. Worden was at Redevelopment Board meeting in December on Housing Implementation Plan and underlying theory is there is a housing shortage and Arlington should do more than we've already done – plan pushes for building 2 family houses by right in R1 zoning districts. 40Bs are a big part of their tool kit and HD properties are not immune from 40Bs – he brings to our attention because he feels the push to densify the town really changes the Town and we need to protect our HDs.
- 5. New Business**
 - a. Informal Hearing for 6 Jason Court on window/door/siding exterior renovations. Leaving existing windows and need to close some openings and add some openings and relocate one door. Red Cedar shingle, woven corners will be retained. Removal of antique garage under is proposed. #2 Garage door will be removed and infilled and

shingled to match surrounding shingle exposure. It is an interruption to the foundation and might want to carry the foundation around. Slight grade from the old driveway needs to be taken care of also. Curb across the existing garage entrance. Basement was lowered and they can bring up the foundation. There is a poured concrete on West elevation with 3 steps to entry doorway (there will be a drain at the bottom of the well to prevent water back up) The gas meter is inside at left hand side of old garage door so they're going into mudroom on right so they don't have to touch the gas meter. Downstairs will be turned into a family room (living space), bedroom and bathroom. C. Barry asked if it would be practical to put a window in shingled area over the garage door? M. Bush questions a window and feels it isn't necessary. If it were him he would do some sort of detail in the general nature of a water table at the joint between the 1st floor and basement elevations and leave it from there but he's not troubled that there is no window – C. Barry agrees. M. Bush asked if keeping existing slanting driveway into façade or filling in and bringing up grade. He would be tempted to fill the grade and bring back up to level and that fixes the shingle and drainage issues. He doesn't feel strongly but would get driveway out of there and bring to level and funny "too much shingle" exposure goes away. One concern is that this is a very small lot and they need parking. Come back with a plot plan. C. Barry said to include some manufacturers cuts of the new windows you're matching. No storms are there now – M. Bush said not a great plan – either double glazed or storms but outside the purview of the Commission. Storms or double paned for anything new to keep house warm. The window above the garage being removed would look very strange and preference would be to keep it but wouldn't totally flip out. J. Worden feels it would be weird – some sort of detail needs to be there – you might want to do a shingle medallion that would give some level of detail on that wall rather than just being flat. A shingle diamond on the wall might work. C. Barry disagreed and feels it's a simple structure – others disagreed. Just removing the window would be ok with B. Cohen. On West façade on back – at the attic space they would benefit from a shed dormer. C. Barry some gabled dormers would be more palatable than a shed dormer and there's already one in the front. Dormers should be in scale – proportions are very important. AC compressors preferred in back.

6. Old Business

- a. Avon Place Historic District and Realtor Designee vacant commissioner seats - filled
- b. Report from Streetscape sub-committee – D. Baldwin and S. Makowka met with Andrew, TM and Dir. Of Public Works because some Academ St. neighbors have grown tired of new proposal and went directly. Town going to make a new submission for sidewalks within 45 days – just what they wanted originally concrete sidewalks with asphalt around trees. He feels like the AHDC proposal was not taken seriously by town and after 4 years everything has been rejected and the whole concept of streetscapes in HD has fallen on deaf ears in the town.
- c. Modification of Design Guidelines (Little Libraries) – add M. Bush's concern on siding for Fiberglass Gutters
- d. Town Clerk Record Retention

7. Review of projects – Update M. Audin's list for reassignment and Project List

- 8. Executive Session to Discuss Ongoing Litigation regarding 0 Ravine (Perlo v AHDC) – no need to enter into executive session tonight**
- 9. D. Baldwin moved to adjourn. Seconded by J. Worden. Unanimous roll call 935pm to adjourn.**